

RECORDING COVER SHEET

Prepared by:
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STATE OF MISSISSIPPI
COUNTY OF DESOTO

WARRANTY DEED

GRANTOR: Stephen Reeves
12105 State Highway 22
Dardanelle, AR 72834
PHONE: 479-22-0048 / 901-834-3495

GRANTEE: Janice Karen Edwards and Jonathan A. Edwards
6880 Dakota Circle
Olive Branch, MS 38654
PHONE: 901-268-5680 / 662-772-5264

INDEXING INSTRUCTIONS:

Lot 31, Beaumont Estates Subdivision, in Section 31, Township 1 South, Range 7 West,
DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 56, Page 16, in the
Office of the Chancery Clerk of DeSoto County, Mississippi.

FILE #: S18704

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WARRANTY DEED

Grantor(s): Stephen Reeves
Address: 12105 State Highway 22
Dardanelle, AR 72834
Phone: 479-229-0048(Home) 901-834-3495 (Work, if any)

Grantee(s): Janice Karen Edwards and Jonathan A Edwards
Address: 6880 Dakota Circle
Olive Branch, MS 38654
Phone: 901-268-5680(Home) 662-772-5264(Work, if any)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned Grantor, STEPHEN REEVES, do hereby sell, convey and warrant unto JANICE KAREN EDWARDS and JONATHAN A EDWARDS, wife and husband, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lot 31, Beaumont Estates Subdivision, in Section 31, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 56, Page 16, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to Stephen Reeves and Janice Karen Edwards through the Last Will and Testament of Naomi M. Reeves. Naomi M. Reeves passed away on July 29, 2011 and the probate of her Last Will and Testament was opened August 17, 2011 in the Chancery Court of DeSoto County, Mississippi as Cause No. 11-08-1644. An Order authorizing this conveyance was entered under said Cause No. on October 31, 2011.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2011 shall be prorated among the parties.

The Grantors herein further warrant that subject property constitutes no part of his homestead and is not subject to the homestead interests of anyone at the time of conveyance.

WITNESS MY SIGNATURE this 21st day of November, 2011.


Stephen Reeves

STATE OF AR
COUNTY OF Yell

Personally appeared before me, the undersigned authority in and for the said county and state, on this 21 day of November, 2011, within the jurisdiction, the within named Stephen Reeves, who acknowledged that he executed the above and foregoing instrument.



Sharon Bennett, clerk by Anna Ward, oc
Notary Public

FILE #: S18928